



AGENDA

PUBLIC HEARING ZONING HEARING EXAMINER CITY OF ALBUQUERQUE

Notice is hereby given that the Zoning Hearing Examiner, Robert Lucero, Esq., City of Albuquerque, will hold a public hearing via <https://www.zoom.us/> on Tuesday, October 21, 2025 beginning at 9:00 a.m.

Join Zoom Meeting

<https://cabq.zoom.us/j/9756087372>

Meeting ID: 975 608 7372

Attend by Phone

+1 (719) 359-4580

Meeting ID: 975 608 7372

Find your local number: <https://cabq.zoom.us/u/kenSZgLotx>

Please contact City Planning staff via the information below for any of the following:

- To request details about the cases below.
- At least 72 hours prior to the hearing:
 - For individuals with disabilities to request special assistance to participate at the public hearing.
 - To request interpretation into other languages at the hearing.

Contact Information

- Email: PlanningZHE@cabq.gov
- Phone: 505-924-3860, option for Boards and Commissions, or TTY 711

To submit written comments on any of the cases below, please submit by 5 PM on Wednesday, October 15, 2025.

- Mail: Robert Lucero, Esq., Zoning Hearing Examiner, c/o ZHE Administrative Assistant, Planning Department, P.O. Box 1293, Albuquerque, NM, 87103
- Email: PlanningZHE@cabq.gov
- Online: Visit <https://cabq.gov/zhe-public-comment> to submit a comment about a case online.

The following items will be considered:

INTERPRETER NEEDED:

1. CU-2025-00029

Jacobo & Mares-Marquez Urias-Dominguez requests a Conditional Use for a Family Home Day Care operation Lot 2, HC Gonzales TRS 1156, 157 & 158, located at 705 57th Street NW, zoned R-1C (IDO Section 14-16-4-3(F)(8))

DEFERRAL

OLD BUSINESS:

2. CU-2025-00028
PR-2022-006844

Jennifer Leos-Marquez requests a Solar Rights Permit for a single-story building, situated and abutting just northwest of a vacant lot in Tract 107A, MRGCD Map 38 and Tract A, The Pearl Addition, located at 1701 Central Ave NW, zoned MX-M and R-1A (Section ROA 1994 § 14-11-7) **WITHDRAWN BY APPLICANT**

3. MZP-2025-00024
PR-2025-020096
VA-2025-00127
PR-2025-020096

John R. Dacamara requests a Tall Wall Permit - Major for Lot 7, and a Variance of 3ft to the maximum 3ft wall height in the street side yard Block 7, Eastern Addition 1st Extension South, located at 1800 Broadway Boulevard SE, zoned MX-L (Section 14-16-5-7(D)(3) Table 5-7-2 and 14-16-5-7(D)(1) Table 5-7-1) **DENIAL**

4. VA-2025-00133
PR-2025-020095

City on the Hill Church (Agent: Maria Gonzales, Zeon Signs NM) requests a Variance of 36 inches to the 66-inch maximum for a projecting sign for Lots 11 thru 14, Block 2, Mankato Place, located at 3715 Silver Avenue SE, zoned (IDO Section 14-16-5-12(F)(2); Table 5-12-3) **DENIAL**

5. MZP-2025-00011 Remand

Judith T. Mori requests a Major Wall Permit for Lot 104, Block 0000, Pina Vista – Academy Hills Unit 5, located at 6428 Admiral Rickover Dr NE, zoned R-T (IDO Section 14-16-5-7(D)(1) Table 5-7-1; 14-16-5-7(D)(2)) **DEFERRAL**

NEW BUSINESS:

6. CU-2025-00032
PR-2025-020094 Rosalina I. Ortega requests a Conditional Use for a Family Home Daycare for Lot 199-P1, Block 13, Anderson Heights Unit 5, located at 10621 Antler Tool Rd, zoned R-1A (IDO Section 14-16-4-1, Table 4-2-1 & 14-16-4-3(F)(8))
APPROVAL
7. VA-2025-00124
MZIP-2025-00027 San Mateo 4 Men LLC (Agent: Isaac Lopez) requests a Tall Wall Permit - Major and a Variance of 3ft to the allowed 3ft wall height in the front, east side of the property, a 3ft to the allowed 3ft wall height in the south street side of the property, and a variance of 5ft to the 5ft setback for front and street sideyard fences for Lot G, Block 61, Bel-Air, A Replat of the East 150 Ft of south 125 F of Block 61, located at 3301 San Mateo Boulevard NE, zoned MX-M (IDO Section 14-16-5-7(D)(3)(c), Table 5-7-1) **DENIAL**
8. VA-2025-00131 Michael J McCoun Attn: Cres - BOKF Attn: Property Tax Adm (Agent: Ana Hemingway) requests a Variance of one (1) additional illuminated freestanding sign - beacon monument for Lot C-8, Block H-1 & H-2, Seven Bar Ranch Now Comprising of the Cottonwood Mall, located at 10040 Coors Boulevard Bypass NW, zoned MX-M (IDO Section 14-16-5-12(D)(1), Table 5-12-3) **APPROVAL**
9. VA-2025-00137 LEC Properties LLC requests a Variance of 3 ft to the 3 ft required front wall height, for Lot 1, Block 2, Saraton Heights, located at 5400 Lomas Boulevard NE, zoned MX-M (IDO Section 14-16-5-5(F)(2)(a)(3) & 14-16-6-6(G)) **APPROVAL**
10. VA-2025-00138 PR-2025-020105 Joseph Martarese & Sarah Bernhard (Agent: Kevin Evans, Annex General Construction) requests a Variance of 5.75 Ft to the allowed 10-foot side yard setback to construct a second-story addition above a single-family dwelling for Lot 24, Block 38, University Heights Addition, located at 301 Bryn Mawr Drive SE, zoned R-1C (IDO Section 14-16-5-1(C), Table 5-1-1) **APPROVAL**

11. VA-2025-00142 PR-2025-020105 Joseph Martarese & Sarah Bernhard (Agent: Kevin Evans, Annex General Construction) requests a Variance of 2 ft to the 6 ft requirement for a front courtyard wall, for Lot 24, Block 38, University Heights Addition, located at 301 Bryn Mawr Drive SE, zoned R-1C (IDO Section 14-16-5-7(D)(3), Table 5-7-2) **DEFERRAL**
12. VA-2025-00141 Anthony Kavanaugh requests a Variance of 1.5 Ft to the required 3 Ft front yard setback, for Lot 49-P-1, Block 1, Hunters Ridge Subdivision, located at 6120 Alderman Drive NW, zoned R-1B (IDO Section 14-16-5-7(D), Table 5-7-1) **APPROVAL**
13. VA-2025-00143 Jamie Leigh & Shane Robert Meihaus requests a Variance of 10 Ft to the required 15 Ft side yard setback in the Character Protection Overlay Zone-13 for Lot 5-A & 5-B, Block 6, Unit 18, Cliffs Subdivision located at 6612 Kimmick Drive NW, zoned R-1D (IDO Section 14-16-3-4(N)(3)) **DEFERRAL**
14. VA-2025-00145 Pompoon Holdings, LLC (Agent: Shai Shelhav, Above & Beyond Home Improvement, Inc.) requests a variance of 3 Ft to the required 3 Ft maximum perimeter fence height for Lot B-2, Brentwood Park Subdivision located at 6040 Brentwood Place NE, zoned NR-C (IDO Section 14-16-5-7(D)) **APPROVAL**
15. VA-2025-00146 William Anthony Liotta Trustee Liotta Rvt (Agent: Jason Garcia) requests a Variance of 11 Ft to the allowed 15 Ft front setback for Lot F, Block 5, Ridgecrest Addition Shirley & Elledges Replat, located at 1110 Madison St SE, zoned R-1C (IDO Section 14-16-5-1(C), Table 5-1-1) **DENIAL**
16. MZP-2025-00008 Betsy and Robert Nemudrov (Agent: Michael Cadigan) requests a Variance of 1 Ft to the allowed 5 Ft wall height requirement for Lot 5, Block F, Buena Ventura Replat, located at 430 Glorieta St NE, zoned R-1B (IDO Section 14-16-5-7(D)(3)(a)2 & 14-6-6(H)(3)) **APPROVAL WITH CONDITIONS**

17. MZP-2025-00026

Salena Vela requests a Major Zoning Permit for a Carport for Lot 19, Block 29, Inez Addition, located at 8007 Indian School Road NE zoned R-1C (IDO Section 14-16-5-5(F)(2)(a)(3) & 14-16-6-6(G)) **DEFERRAL**